



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7249

• House - Lacapelle-Biron •



DETAILS

Land surface: 6970 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

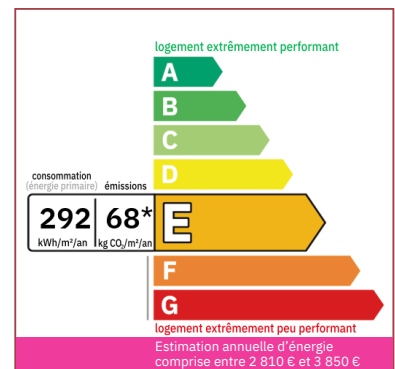
Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: Yes open hearth

Built: Not specified



In a preserved green setting, less than 10 minutes from shops, not completely isolated, old farmhouse to renovate offering vast development potential thanks to its home and outbuildings.

160 m² living

6 970 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

134 000 €

Agency fees: 7,2 % VAT included*

Price without fees: 125 000 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°7249 •

Old farmhouse including:

- a dwelling house of approximately 160 m² offering: on the ground floor: kitchen/dining room (39 m²) with fireplace/insert, distribution airlock, living room (30 m²), bathroom/shower (5.8 m²), w.c. Upstairs: landing (3.2 and 5.2 m²), 4 bedrooms (22; 21.4; 21.7 and 21.5 m²), an area with sink and w.c (on landing) On the second floor: accessible by a staircase: attic to be converted (116 m² on the ground with 3 through beams at 1.4 m height)

Adjoining the kitchen: garage/boiler room (39 m²) which can be converted to enlarge the living space or obtain a bedroom on the ground floor)

Oil central heating. Insert. PVC double glazing. Wooden shutters and 2 manual PVC roller shutters.

Outbuildings: Barn in part (approximately 87 m² on the ground) convertible on 2 levels. Continuing from this barn, stone outbuilding open to the front (51.4 m²) with old bread oven and old plum oven. Former pig stables: 3 boxes (approximately 47.6 m² in total)

A quiet place, not isolated, with a clear view. Country and wooded site.

Wooded land of approximately 6900 m², around the bu

